

**MINUTES OF THE 37<sup>TH</sup> MEETING**

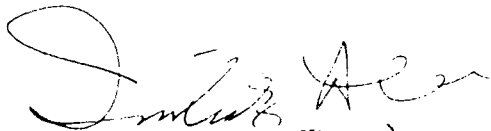
F.No.7(3)/93-HF(C)

Islamabad, the 10<sup>th</sup> Oct 1993.

Subject:- MINUTES OF THE 37TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 26TH SEPTEMBER, 1993.

The 37th meeting of the Executive Committee of the Board of Governors of the Federal Government Employees Housing Foundation was held on Thursday, the 26th September, 1993 at 3.00 pm, in the Committee Room of the Works Division under the Chairmanship of the Secretary, Ministry of Housing & Works.

2. Minutes of the above mentioned meeting are forwarded herewith for information.

  
( Imtiaz Ahmad Khan )  
Director(Finance & Administration)

1. PS to Secretary,  
M/O Housing & Works, Islamabad.
2. Mr. Muhammad Iftikhar Ahmad,  
Joint Secretary(Works),  
M/O Housing & Works, Islamabad.
3. Mr. M. I. Rajput,  
Director General,  
Pakistan Public Works Department, Islamabad.
4. Mr. Mohammad Aslam,  
Joint Secretary,  
Cabinet Division, Islamabad.
5. Mr. Yawar Zia,  
Financial Advisor(Works),  
Works Division, Islamabad.
6. Dr. Mohammad Rasool Khan,  
Joint Engineering Advisor,  
Works Division, Islamabad.
7. Mr. Mohammad Abbas,  
Deputy Secretary,  
M/O Housing & Works, Islamabad.
8. Mr. Taseer Hussain Kardar,  
Officer on Special Duty,  
M/O Food & Agriculture,  
Co-opted Member, Cat.V allottees.
- ✓9. Mr. Sarshar Ali Malik,  
Director General,  
Housing Foundation, Islamabad.

10. Mr. S. P. Chohan,  
Member(Planning), CDA.

N.O.O.

Copy forwarded for information and necessary

action to:-

1. Mr. Moin Ahmed Siddiqi,  
Deputy Director General,  
Housing Foundation, Islamabad.
2. Mr. Shahid Hameed,  
Director(Tech-I),  
Housing Foundation, Islamabad.
3. Mr. Qamar Shah Khan,  
Director(Tech-II),  
Housing Foundation, Islamabad.
4. Mr. Imtiaz Ahmed Khan,  
Director(Finance & Admn),  
Housing Foundation, Islamabad.
5. Mr. Mohammad Ali Shah,  
Assistant Director(E-II),  
Housing Foundation, Islamabad.
6. Mr. Danishyar Ali,  
Assistant Director(Admn),  
Housing Foundation.
7. Malik Zafar Abbas,  
Law Officer,  
Housing Foundation, Islamabad.

( Imtiaz Ahmed Khan )  
Director(Finance & Administration)

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION  
SHAHEED-E-MILLAT SECRETARIAT  
ISLAMABAD  
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Subject:- MINUTES OF THE 37TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 26TH SEPTEMBER, 1993.

The 37th meeting of the Executive Committee of the Board of Governors of the Federal Government Employees Housing Foundation was held on 26th September, 1993 at 3.00 P.M. in the Committee Room of the Works Division under the Chairmanship of the Chief Executive of the Foundation (Secretary, Ministry of Housing and Works). The list of participants of the meeting is appended.

2. The Chairman welcomed the participants of the meeting and stated that the main purpose of holding the meeting was to consider the report of the Special Committee, constituted by the Executive Committee, under the Chairmanship of the Director General Pak PWD, to examine and recommend the course of action for ensuring early completion of houses in Phase-I of the Housing Scheme. The Special Committee had held meetings with contractors in order to arrive at a mutually acceptable arrangement for breaking the existing stalemate. The report of the Special Committee was therefore the pressing issue on the agenda.

3. The items of the agenda were then taken up one by one.

Agenda Item No. i - Confirmation of minutes of the last meeting.

4. The minutes were confirmed.

Agenda Item No. ii - Progress of actions on the decision taken in the 36th meeting of the Executive Committee held on 21-8-1993.

5. It was observed that actions on decisions had generally been taken.

Agenda Item iii :- Delay in completion of houses on ownership basis for Federal Government Employees at Islamabad (Phase-I) - Ad hoc advance payment to contractors.

6. The Director General Housing Foundation while presenting the report of the Special Committee informed that consensus of the committee did not favour the first option i.e. the termination of contract agreements and only the second option namely providing some ad hoc assistance to the contractors as mentioned in the

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Member(Planning), CDA.

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( Imtiaz Ahmad Khan )  
Director(Finance & Administration)

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2. The Chairman welcomed the participants of the meeting and stated that the main purpose of holding the meeting was to consider the report of the Special Committee, constituted by the Executive Committee, under the Chairmanship of the Director General Pak PWD, to examine and recommend the course of action for ensuring early completion of houses in Phase-I of the Housing Scheme. The Special Committee had held meetings with contractors in order to arrive at a mutually acceptable arrangement for breaking the existing stalemate. The report of the Special Committee was therefore the pressing issue on the agenda.

3. The items of the agenda were then taken up one by one.

Agenda Item No. i - Confirmation of minutes of the last meeting.

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Agenda Item iii :- Delay in completion of houses on ownership basis for Federal Government Employees at Islamabad (Phase-I) - Ad hoc advance payment to contractors.

6. The Director General Housing Foundation while presenting the report of the Special Committee informed that consensus of the committee did not favour the first option i.e. the termination of contract agreements and only the second option namely providing some ad hoc assistance to the contractors as mentioned in the

working paper was examined in depth. The meeting was informed that in the first meeting of the Special Committee held with the contractors on 28-8-1993 the draft supplementary agreement prepared by the contractors was discussed in general. In a subsequent meeting between D.G. HF and representatives of contractors a draft Memorandum of understanding (MOU) was prepared with mutual consent and later got vetted by the Legal Adviser. In the second meeting of the Special Committee held on 19-9-1993 the matter was considered in detail. Notwithstanding the fact that the draft MOU was said to be without prejudice to the terms and conditions of existing contract agreement, it was a general view that the grant of ad hoc advance and recovery of consultancy charges from contractors already in progress could be construed to compromise and legally weaken the position of Housing Foundation but there was no alternative as the adoption of the option for termination of contract was not considered to be helpful going to help in expeditious completion of the project because of time factor involved in the follow up actions besides other legal/administrative complications. Another alternative for making direct payments by the Foundation to the suppliers for materials e.g. door shutters, cables, tiles, etc. was also considered but it was not found to be feasible because of multiple transactions involved with a number of parties without supporting guarantees/securities.

7. The draft M.O.U. and supplementary agreements were then scrutinised by the Executive Committee and amendments suggested by the members were accepted for incorporation in the draft MOU. It was decided that the amended draft MOU be got vetted by the Legal Advisor and thereafter circulated amongst the members for information. At the same time, the Executive Committee authorised the D.G. (Housing Foundation) to treat the MOU as approved if no further comments were received from the members within a specified period of time, and go ahead for signing of the MOU with the contractors willing to accept the terms contained therein.

Agenda Item iv :- Extra charges of 5% of the cost of land for semi - corner plots.

8. D.G. (Housing Foundation) explained that the Housing Foundation had been recovering extra charges at the rate of 5% of the cost of land on account of "semi-corner plots" which meant plots situated at the intersection of either a vehicular street and a lane or of two lanes. This classification was reported to be not in conformity with the CDA Residential Sectors Zoning Regulations. Since this was being objected to and resented by the allottees concerned, it was proposed to do away with the classification of semi-corner plots and to refund the extra charges received on this account. The proposal was agreed to by the Committee.

Agenda Item v :- Cancellation Notice to defaulters.

9. It was decided that further action may be taken in the light of advice of the Legal Adviser, after expiry of the notice period advertised in the press, i.e. after October 15, 1993.

10. Mr. T.H. Kardar, Coopted Member, pointed out that the charges for water connection demanded by CDA varied from house to house and apparently there was some anomaly. The Chairman requested the Member, CDA, to look into it and standardize the charges. It was pointed out by the D.G. Housing Foundation that CDA was also demanding charges for underground water used by contractors for construction of houses by sinking tubewells at their own cost which was not at all justified. Member CDA promised to look into it also.

1. The meeting ended with a vote of thanks to the Chair.